



FAYETTEVILLE ROAD OFFICE PARK III

6208 FAYETTEVILLE RD.
SUITE 101
DURHAM, NORTH CAROLINA 27713



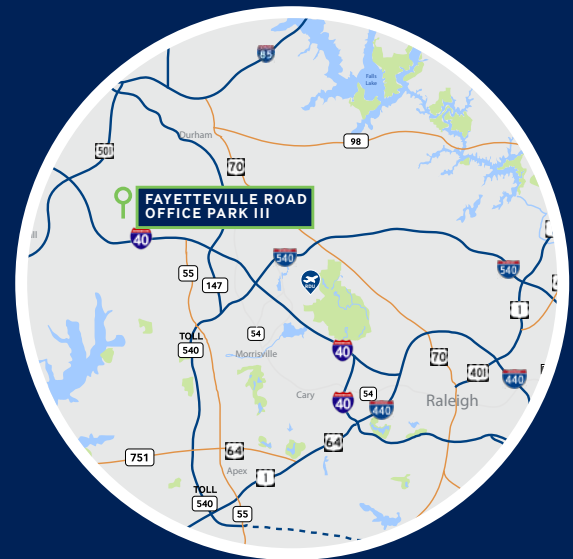
FOR SALE | MEDICAL OFFICE CONDO

Medical office condominium for sale. Excellent owner/occupant opportunity within South Durham's medical corridor. Abundant nearby amenities, including Southpoint Mall, with close proximity to Interstate 40 and Highway 54, both of which serve as main arteries throughout the Triangle. Centrally located in proximity to the area's primary hospitals, and just minutes from RDU Int'l Airport.

- » +/- 2,043 SF condo, built in 2001
- » Zoned: O&I (Office & Institutional)
- » Building signage available
- » Parking: 4:1000

SALE PRICE: \$350,000

Association dues: \$800 per quarter
Taxes: \$4,119 *via 2017 statement*



FOR MORE INFO, CONTACT

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DYLAN HEAFNER | dheafner@trinity-partners.com | 919.415.4394

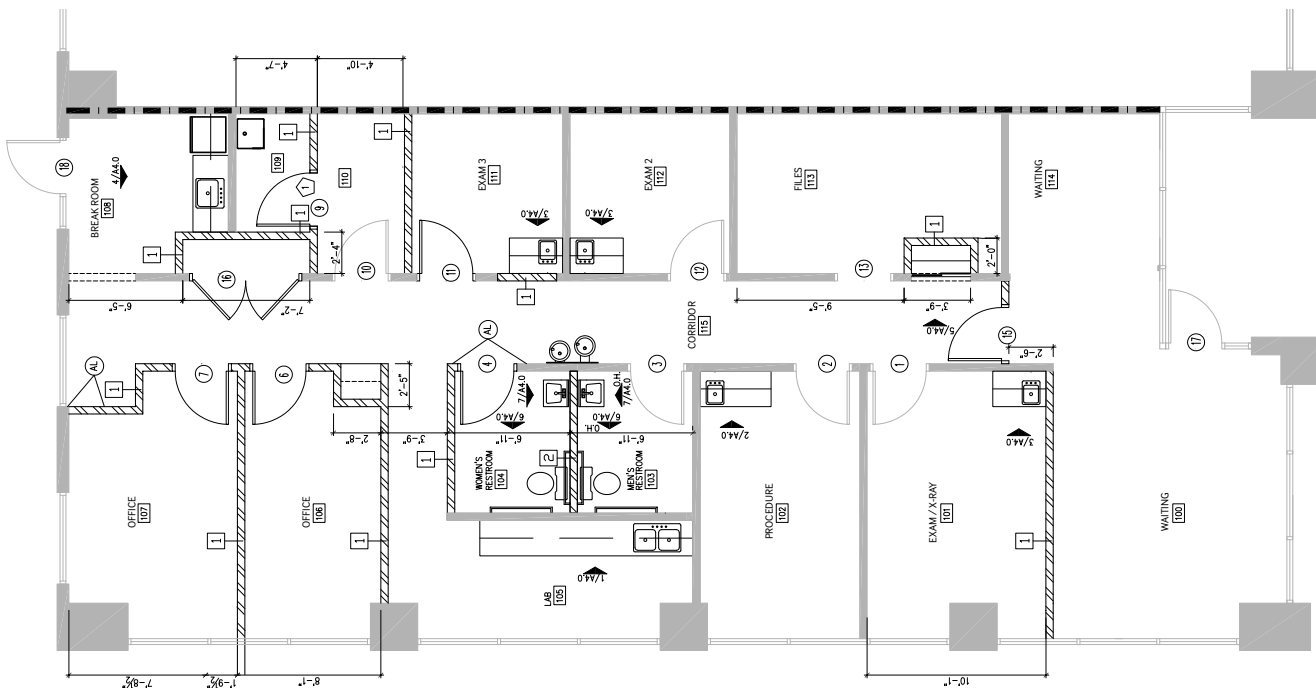
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floor plan



Turnkey end unit medical office layout with ample storage and plumbing throughout, large waiting area, 4 Exam Rooms w/ procedure room (1 of which can serve as x-ray), lab space, reception/nursing station with two additional executive offices, and private and patient restrooms.



location

The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

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